065.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,300 / 700,300
					USE VALUE:	700,300 / 700,300
					ASSESSED:	700,300 / 700,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRAFTS ERIN
Owner 2:	TUCKER NICHOLAS
Owner 3:	
Street 1:	24 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOCUR JUDITH M -
Owner 2:	-
Street 1:	24 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1973 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9480.000	207,200		493,100	700,300
Total Card	0.218	207,200		493,100	700,300
Total Parcel	0.218	207,200		493,100	700,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.98 | /Parcel: 354.9

Legal Description

User Acct

41412

GIS Ref

GIS Ref

Insp Date

10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,500	0	9,480.	493,100	700,600	700,600	Year End Roll	12/18/2019
2019	101	FV	207,800	0	9,480.	457,900	665,700	665,700	Year End Roll	1/3/2019
2018	101	FV	207,800	0	9,480.	457,900	665,700	665,700	Year End Roll	12/20/2017
2017	101	FV	207,800	0	9,480.	401,500	609,300	609,300	Year End Roll	1/3/2017
2016	101	FV	207,800	0	9,480.	366,300	574,100	574,100	Year End	1/4/2016
2015	101	FV	195,100	0	9,480.	324,000	519,100	519,100	Year End Roll	12/11/2014
2014	101	FV	195,100	0	9,480.	306,400	501,500	501,500	Year End Roll	12/16/2013
2013	101	FV	195,100	0	9,480.	291,600	486,700	486,700		12/13/2012

!5578!

PRINT

Date	Time
12/10/20	20:26:45

LAST REV

Date	Time
02/25/20	09:15:37

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5578

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOCUR JUDITH M,	71822-299	1	10/31/2018		711,000	No	No		
KOCUR GEORGE A	35791-340		6/28/2002	Family	1	No	No		
	13415-366		4/1/1978		57,500	No	No		Y

USER DEFINED

Prior Id # 1:	41412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1020	Heat App	14,881	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
10/11/2018	Meas/Inspect	BS	Barbara S
12/16/2008	Meas/Inspect	163	PATRIOT
11/3/1999	Inspected	264	PATRIOT
10/8/1999	Measured	256	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	12									493,081						493,100	

Total AC/HA: 0.21763 | Total SF/SM: 9480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,081 | Spl Credit | Total: 493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29079080
Const Adj.:	0.78670132
Adj $ / SQ:	106.624
Other Features:	89192
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300331
Depreciation:	93103
Depreciated Total:	207228

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	3		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

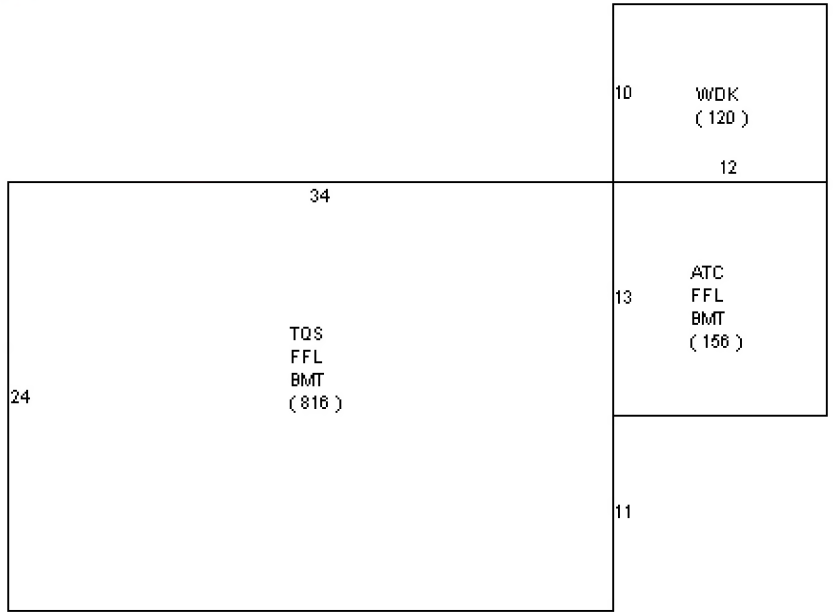
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	106.62
Special Features:	0	Val/Su Net:	75.87
Final Total:	207200	Val/Su SzAd	126.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	972	36.080	35,071
FFL	First Floor	972	106.620	103,639
TQS	3/4 Story	612	106.620	65,254
WDK	Deck	120	11.280	1,353
ATC	Attic	55	106.620	5,822
	Net Sketched Area:	2,731	Total:	211,139
Size Ad	1638.6	Gross Are	3036	FinArea 1973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: